

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address DAVID B. GOLUBCHIK (State Bar No. 185520) TODD M. ARNOLD (State Bar No. 221868) LEVENE, NEALE, BENDER, YOO & GOLUBCHIK L.L.P. 2818 La Cienega Avenue Los Angeles, California 90034 Telephone: (310) 229-1234 Facsimile: (310) 229-1244 Email: dbg@lnbyg.com ; tma@lnbyg.com	FOR COURT USE ONLY
<input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Debtor and Debtor in Possession	
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION	
In re: CRESTLLOYD, LLC,	CASE NO.: 2:21-bk-18205-DS CHAPTER: 11
NOTICE OF SALE OF ESTATE PROPERTY	
Debtor(s).	

Sale Date: 03/18/2022	Time: 11:00 am
Location: Courtroom 1639, 255 E. Temple Street, Los Angeles, CA 90012	

Type of Sale: Public Private **Last date to file objections:** 03/15/2022 at 12:00 p.m. (Pacific Time)

Description of property to be sold:

Residential Real Property Located at 944 Airole Way, Los Angeles, CA 90077 (APN 4369-026-021)

See <https://www.conciergeauctions.com/auctions/944-airole-way-los-angeles-california>

Terms and conditions of sale:

See Sale Terms set forth in Notice attached hereto.

Proposed sale price: \$126 million, plus a buyer's premium equal to 12% of the purchase price (\$15.120 million) payable to the Auctioneer. See Sale Terms set forth in Notice attached hereto.

This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

Overbid procedure (if any):

The Property was sold at auction pursuant to Court approved Bid Procedures and subject to Court approval.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Date: March 18, 2022

Time: 11:00 a.m.

Place: Courtroom 1639

255 E. Temple Street

Los Angeles, CA 90012

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Brokers: (1) The Beverly Hills Estates, Rayni Williams, 310.626.4248 (p), rayni@thebeverlyhillsestates.com, 8878 W. Sunset Blvd., West Hollywood, CA 90069, and (2) Compass, Aaron Kirman, 310.994.9512, aaron@aaronkirman.com, 9378 Wilshire Blvd #200, Beverly Hills, CA 90212

Debtor's Attorneys: LEVENE, NEALE, BENDER, YOO & GOLUBCHIK L.L.P., DAVID B. GOLUBCHIK, 310-229-1234, dbg@lnbyg.com, 2818 La Cienega Avenue, Los Angeles, CA 90034

Date: 03/09/2022

1 DAVID B. GOLUBCHIK (State Bar No. 185520)
2 TODD M. ARNOLD (State Bar No. 221868)
3 LEVENE, NEALE, BENDER, YOO & GOLUBCHIK L.L.P.
4 2818 La Cienega Avenue
5 Los Angeles, California 90034
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7 Facsimile: (310) 229-1244
8 Email: dbg@lnbyg.com; tma@lnbyg.com

9
10 Attorneys for Debtor and Debtor in Possession

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15 **UNITED STATES BANKRUPTCY COURT**

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17 **CENTRAL DISTRICT OF CALIFORNIA**

18
19 **LOS ANGELES DIVISION**

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21 In re:
22 CRESTLLOYD, LLC,
23
24 Debtor and Debtor in Possession.

25 Case No.: 2:21-bk-18205-DS

26 Chapter 11 Case

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28 **NOTICE OF DEBTOR'S MOTION FOR AN
ORDER:**

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**(1) APPROVING THE SALE OF THE
DEBTOR'S REAL PROPERTY FREE AND
CLEAR OF ALL LIENS, CLAIMS,
ENCUMBRANCES, AND INTERESTS, WITH
THE EXCEPTION OF ENUMERATED
EXCLUSIONS;**
**(2) FINDING THAT THE BUYER IS A
GOOD FAITH PURCHASER;**
**(3) AUTHORIZING AND APPROVING THE
PAYMENT OF CERTAIN CLAIMS FROM SALE
PROCEEDS;**
**(4) WAIVING THE FOURTEEN-DAY STAY
PERIOD SET FORTH IN BANKRUPTCY RULE
6004(h); AND**
(5) PROVIDING RELATED RELIEF

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Hearing:

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2 Date: March 18, 2022
3 Time: 11:00 a.m.
4 Place: Courtroom 1639
5 255 E. Temple St.
6 Los Angeles, CA 90012
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8 **VIA ZOOMGOV ONLY**

1 **PLEASE TAKE NOTICE** that a hearing will be held at the above-referenced date, time,
2 and location to consider the motion (the “Sale Motion”) filed concurrently herewith by Crestlloyd,
3 LLC, the Chapter 11 debtor and debtor in possession herein (the “Debtor”), for the entry of an order
4 (the “Sale Order”):

5 (1) pursuant to 11 U.S.C. §§ 363(b) and (f), approving the sale of the Debtor’s
6 real property located at 944 Airole Way, Los Angeles, CA 90077 (APN 4369-026-021) (the
7 “Property”) to (a) Richard Saghian or his approved assignee (the “Buyer”), who was the winning
8 Bidder¹ at the Auction conducted pursuant to the Bid Procedures approved by the Court, free and
9 clear of any and all liens, claims, encumbrances, and interests, with the exception of Items 1-6, 8-12,
10 and 17 (the “Excepted Items”) set forth in the preliminary title report for the Property (the “Title
11 Report”), a true and correct copy of which is attached to the Sale Motion as **Exhibit “1,”** provided
12 that the claims of any taxing authorities or governmental units (as defined in 11 U.S.C. § 101(27)
13 apportioned to the Debtor prior to the close of the sale that are secured by liens included in the non-
14 Excepted Items shall be paid in full upon the close of escrow, for a purchase price of \$126 million
15 (the “Purchase Price”),² pursuant to the California Residential Purchase Agreement and Joint Escrow
16 Instructions and related sale documents (the “Purchase Agreement”), a true and correct copy of
17 which is attached to the Sale Motion as **Exhibit “2,”**³ or (b) any bidder that makes a higher and better
18 offer for the Property that is approved by the Court (an “Overbidder”),⁴ with any such sale also being
19 free and clear of any and all liens, claims, encumbrances, and interests other than the Excepted Items
20 set forth in the Title Report for the Property, provided that the claims of any taxing authorities or

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¹ Any capitalized terms not otherwise defined herein shall have the meanings ascribed to them in the Debtor’s *Motion To: (1) Approve Auction And Bid Procedures Regarding The Sale Of Real Property And (2) Set Scheduling For A Motion To Approve The Sale Of Real Property* (the “Bid Procedures Motion”) [Dkt. 88], which was granted by an order of the Court [Dkt. 105] with the scheduling regarding the Auction, Sale Motion and closing of the sale of the Property amended by a further order of the Court [Dkt. 115] (the “Bid Procedures Orders”).

22 ² As discussed in the Sale Motion, prior to the payment of taxes, commissions, and escrow expenses paid out of escrow,
23 the Debtor will receive a total of \$137.97 million in consideration comprised of the Purchase Price of \$126 million, plus a
24 \$11.97 million Rebate from the Auctioneer (both as defined and discussed in the Sale Motion).

25 ³ The attached Purchase Agreement includes the form of the Supplemental Addendum approved by the Court signed by the
26 Debtor but not the Buyer.

27 ⁴ The Bid Procedures do not contemplate an overbid process at the Hearing. However, the Debtor has been contacted by
28 numerous parties and advised of interest in purchasing the Property, with at least one interested party asserting that the
party was not able to register for the Auction due to technical issues and, therefore, unable to bid. As of the filing of this
Notice and accompanying Motion, the Debtor has not received any other offers which, if received, will not be accepted by
the Debtor in advance but rather filed with the Court to allow review by parties and consideration by the Court.

1 governmental units (as defined in 11 U.S.C. § 101(27) apportioned to the Debtor prior to the close of
2 the sale that are secured by liens included in the non-Excepted Items shall be paid in full upon the
3 close of escrow;

4 (2) pursuant to 11 U.S.C. § 363(m) finding that the Buyer or any Overbidder
5 is a “good faith” purchaser entitled to the protections afforded under 11 U.S.C. § 363(m);

6 (3) authorizing the Debtor to pay from the proceeds of the sale of the Property
7 out of escrow on closing (a) the outstanding balance of the debtor in possession loan (the “DIP
8 Loan”) provided by Hankey Capital, LLC (“Hankey”), which is secured by a first priority lien and
9 which DIP Loan and first priority lien were approved by a prior order of the Court, (b) Hankey’s
10 senior receivership certificate loan, which was an advance of funds on a senior secured basis to the
11 pre-petition receivership estate, as evidenced by Hankey’s Proof of Claim No 19 in the asserted
12 amount of \$848,511, (c) Hankey’s first priority pre-petition loan in the principal amount of \$82.5
13 million, subject to accounting to be received from Hankey, as described in Hankey’s Proof of Claim
14 No. 20, (d) the claims of any taxing authorities or governmental units (as defined in 11 U.S.C. §
15 101(27) apportioned to the Debtor prior to the close of the sale that are secured by liens included in
16 the non-Excepted Items, (e) a commission equal to two percent (2%) of the Purchase Price to be paid
17 to and split equally between (i) The Beverly Hills Estates (“TBHE”) and Compass (“Compass” and,
18 with TBHE the “Debtor’s Brokers”), whose employment and one percent (1%) commission were
19 previously approved by the Court, and (ii) TBHE and Hilton & Hyland (the “Buyer’s Brokers”), with
20 any split between the Debtor’s Brokers and the Buyer’s Brokers to be determined by them, and (f)
21 any other customary escrow closing fees and charges allocated to the Debtor;

22 (4) waiving the 14-day stay period set forth in Rule 6004(h) of the Federal
23 Rules of Bankruptcy Procedure (“FRBP”) to enable the sale of the Property to close as quickly as
24 possible; and

25 (5) providing such other relief as is appropriate under the circumstances.

26 **PLEASE TAKE FURTHER NOTICE** that the Court has not scheduled an overbid or
27 auction process for the hearing on the Sale Motion since an online auction was recently completed
28 through Concierge Auctions. As of the date of filing this Notice and the accompanying Sale Motion,

1 the Debtor does not have any other bids or offers to present to the Court. As a result, the Debtor is
2 proceeding with seeking approval of the sale to Buyer. In an overabundance of caution, to the extent
3 that the Debtor receives any credible bids prior to the hearing on the Sale Motion, the Debtor will not
4 accept such bids based on the current posture of the case, but will submit the bids to the Court in
5 order to disclose the existence thereof and allow the Court to consider such interest. As a result,
6 although the Notice and Sale Motion refer to “Overbidders,” there is no scheduled auction or overbid
7 process in place or ordered by the Court in connection with the hearing on the Sale Motion.

8 **PLEASE TAKE FURTHER NOTICE** that, pursuant to Rule 6004-1(c)(3) of the Local
9 Bankruptcy Rules (the “LB”), the Debtor provides the following information regarding the
10 proposed sale of the Real Property:

- 11 • Name of Buyer: Richard Saghian or his approved assignee (*i.e.*,
12 the Buyer) or any Overbidder that is approved by the Court⁵.
- 13 • Asset to Be Sold: The Property.
- 14 • Terms and Conditions of the Proposed Sale:
 - 15 ○ Purchase Price: \$126 million, plus a \$11.97 million Rebate
16 from the Auctioneer for a total of \$137.97 million (both as defined and
17 discussed herein).
 - 18 ○ Deposit: \$250,000 prior to the Auction, plus an additional
19 amount to bring the Deposit to 12% of the Purchase Price within two
20 business days of the conclusion of the Auction, which amount was funded
21 by the Buyer.
 - 22 ○ Contingencies: None, other than (1) approval of the sale
23 pursuant to an order of the Court that is not subject to a stay pending
24 appeal and (2) delivery of good and marketable title to the Property to the
25 Buyer.

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⁵ The Bid Procedures do not contemplate an overbid process at the Hearing. However, the Debtor has been contacted by
27 numerous parties and advised of interest in purchasing the Property, with at least one interested party asserting that the
28 party was not able to register for the Auction due to technical issues and, therefore, unable to bid. As of the filing of this
Notice and accompanying Motion, the Debtor has not received any other offers which, if received, will not be accepted by
the Debtor in advance but rather filed with the Court to allow review by parties and consideration by the Court.

- 1 • Condition of Asset/Property: “As-is” without warranty of any
2 kind.
- 3 • Free and Clear: As discussed above, the Property will be sold free
4 and clear of any and all liens, claims, encumbrances, and interests, with the
5 exception of the Excepted Items.
- 6 • Closing: March 21, 2022.
- 7 • Estimated Costs of Sale: The Debtor estimates that the total costs
8 of sale incurred by the estate will total approximately 2.5% of the sale price,
9 comprised of (1) a 1% commission to be paid to the Debtor’s Brokers, (2) a 1%
10 commission to be paid to the Buyer’s Brokers, and (3) the balance for any closing
11 costs.
- 12 • Potential Tax Consequences: Given the Purchase Price for the
13 Property, the amount invested into the Property for land acquisition, permitting,
14 management, and construction, and the large claims allegedly secured by the
15 Property, the Debtor believes no capital gains taxes will be owing.
- 16 • Addendum to Purchase Agreement: The Buyer requested that
17 Debtor execute an Supplemental Addendum to the Purchase Agreement that was
18 different from the Court-approved Supplemental Addendum, because it was
19 amended by the Buyer to provide that the Buyer’s remedies will not be limited to
20 those in the Court-approved Bid Procedures if the Debtor sells the Property to any
21 party other than the Buyer. Because the sale is subject to approval of this Court
22 and, in the event that the Court may theoretically order a sale to another party if
23 another offer is presented and viewed as more beneficial to the estate by the
24 Court, the Debtor was unwilling to execute such amended Supplemental
25 Addendum and takes the position that the amendments are material changes to the
26 Court-approved Supplemental Addendum.

1 **PLEASE TAKE FURTHER NOTICE** that the Sale Motion is based upon (1) 11
2 U.S.C. §§ 105(a), 363(b), (f), and (m), FRBP 2002 and 6004, (2) any applicable LBRs, (3) the
3 Memorandum of Points and Authorities and Declarations in support of the Sale Motion, as well as the
4 exhibits thereto (together, the “Memorandum, Declarations, and Exhibits”), which Memorandum,
5 Declarations, and Exhibits are attached to the Sale Motion, (4) this notice of the Sale Motion (the
6 “Notice”), (5) all other evidence duly admitted by the Court in connection with consideration of the
7 Sale Motion, (6) the record in this case, and (7) the arguments and statements of counsel to be made
8 at the hearing on the Sale Motion.

9 **PLEASE TAKE FURTHER NOTICE** that any party that wants to obtain a full copy of
10 the Sale Motion, and its annexed Memorandum, Declarations, and Exhibits, can do so by making a
11 request, in writing, to the Debtor’s counsel, whose contact information is set forth on the first page of
12 this Notice.

13 **PLEASE TAKE FURTHER NOTICE** that, pursuant to LBR 9013-1(f) and the Bid
14 Procedures Orders, any opposition to the Sale Motion must (1) be in writing and include all reasons
15 and evidence in support of the opposition and (2) ***be filed and served on the United States Trustee***
and counsel for the Debtor by no later than March 15, 2022 at 12:00 p.m. (Pacific Time).

17 **PLEASE TAKE FURTHER NOTICE** that, pursuant to LBR 9013-1(h) and the Bid
18 Procedures Orders, the Court may deem the failure of any party to file a timely opposition to the Sale
19 Motion to constitute consent to the granting of the Sale Motion and the relief requested therein.

20 **WHEREFORE**, the Debtor respectfully requests that this Court enter a Sale Order
21 granting the Sale Motion and providing the relief requested in paragraphs (1) through (5) of the above
22 Notice and grant such further and additional relief as the Court deems just and proper.

23 Dated: March 8, 2022

CRESTLLOYD, LLC

24 _____
25 /s/ David B. Golubchik _____
26 DAVID B. GOLUBCHIK
27 TODD M. ARNOLD
28 LEVENE, NEALE, BENDER, YOO
 & GOLUBCHIK L.L.P.
 Attorneys for Debtor and Debtor in Possession

1 PROOF OF SERVICE OF DOCUMENT

2 I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business
3 address is: 2818 La Cienega Avenue, Los Angeles, CA 90034

4 A true and correct copy of the foregoing document entitled **NOTICE OF DEBTOR'S MOTION FOR AN**
5 **ORDER: (1) APPROVING THE SALE OF THE DEBTOR'S REAL PROPERTY FREE AND CLEAR OF**
6 **ALL LIENS, CLAIMS, ENCUMBRANCES, AND INTERESTS, WITH THE EXCEPTION OF**
7 **ENUMERATED EXCLUSIONS; (2) FINDING THAT THE BUYER IS A GOOD FAITH PURCHASER; (3)**
8 **AUTHORIZING AND APPROVING THE PAYMENT OF CERTAIN CLAIMS FROM SALE PROCEEDS;**
9 **(4) WAIVING THE FOURTEEN-DAY STAY PERIOD SET FORTH IN BANKRUPTCY RULE 6004(h);**
10 **AND (5) PROVIDING RELATED RELIEF** will be served or was served (a) on the judge in chambers in
the form and manner required by LBR 5005-2(d); and (b) in the manner stated below:

11 **1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Pursuant to
12 controlling General Orders and LBR, the foregoing document will be served by the court via NEF and
13 hyperlink to the document. On **March 8, 2022**, I checked the CM/ECF docket for this bankruptcy case or
14 adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to
15 receive NEF transmission at the email addresses stated below:

- 16 • Kyra E Andrassy kandrassy@swelawfirm.com,
lgarrett@swelawfirm.com; gcruz@swelawfirm.com; jchung@swelawfirm.com
- 17 • Todd M Arnold tma@lnbyg.com
- 18 • Jerrold L Bregman jbregman@bg.law, ecf@bg.law
- 19 • Marguerite Lee DeVoll mdevoll@watttieder.com, zabrams@watttieder.com
- 20 • Danielle R Gabai dgabai@danninggill.com, dgabai@ecf.courtdrive.com
- 21 • Thomas M Geher tmg@jmbm.com,
bt@jmbm.com; fc3@jmbm.com; tmg@ecf.inforuptcy.com
- 22 • David B Golubchik dbg@lnbyg.com, stephanie@lnbyb.com
- 23 • James Andrew Hinds jhinds@hindslawgroup.com; mduran@hindslawgroup.com
- 24 • Robert B Kaplan rbk@jmbm.com
- 25 • Jane G Kearl jkearl@watttieder.com
- 26 • Jennifer Larkin Kneeland jkneeland@watttieder.com, zabrams@watttieder.com
- 27 • Michael S Kogan mkogan@koganlawfirm.com
- 28 • Noreen A Madoyan Noreen.Madoyan@usdoj.gov
- Ryan D O'Dea rodea@shulmanbastian.com, lgauthier@shulmanbastian.com
- Sharon Oh-Kubisch sokubisch@swelawfirm.com,
gcruz@swelawfirm.com; 1garrett@swelawfirm.com; jchung@swelawfirm.com
- Ronald N Richards ron@ronaldrichards.com, 7206828420@filings.docketbird.com
- Victor A Sahn vsahn@sulmeyerlaw.com,
pdillamar@sulmeyerlaw.com; pdillamar@ecf.inforuptcy.com; vsahn@ecf.inforuptcy.com; cblair@sulmeyerlaw.com; cblair@ecf.inforuptcy.com
- William Schumacher wschumac@milbank.com, autodocketcf@milbank.com
- David Seror dseror@bg.law, ecf@bg.law
- Zev Shechtman zshechtman@DanningGill.com,
danninggill@gmail.com; zshechtman@ecf.inforuptcy.com
- Mark Shinderman mshinderman@milbank.com,
dmuhrez@milbank.com; dlbatie@milbank.com
- Lindsey L Smith lls@lnbyb.com, lls@ecf.inforuptcy.com
- United States Trustee (LA) ustregion16.la.ecf@usdoj.gov
- Jessica Wellington jwellington@bg.law, ecf@bg.law

2. SERVED BY UNITED STATES MAIL: On **March 8, 2022**, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on **March 8, 2022**, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

SERVED BY EMAIL

Buyer Agent

Hilton & Hyland/Stuart Vetterick
257 North Cañon Drive, 2nd Floor
Reception
Beverly Hills, CA 90210
Email: stuart@hiltonhyland.com

Buyer Advisors & Attorneys

Michael G. Burke, mgburke@sidley.com
Erica Meierhans, erica.meierhans@fashionnova.com
Melissa Morton, mmorton@grflp.com
Samuel A. Newman, sam.newman@sidley.com

Service information continued on attached page

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

March 8, 2022 Lourdes Cruz
Date Type Name

/s/ Lourdes Cruz
Signature

In re Crestlloyd, LLC
Professionals Service List
File No.: 9562

The Beverly Hills Estates
GREG LAPLANT
Managing Director
8878 West Sunset Blvd. West
Hollywood, CA 90069

Compass/Aaron Kirman
Attn: Aaron Kirman
9378 Wilshire Blvd #200
Beverly Hills, CA 90212

Concierge
Chad Roffers, Chairman
228 Park Avenue S
PMB 70835
New York, NY 10003-1502

Concierge Counsel
Anthony (Nino) Capobianco
Capobianco Law Offices, P.C.
41990 Cook Street, Bldg. F, Suite
2006
Palm Desert, CA 92211

In re Crestlloyd, LLC
RSN, Secured Creditors
File No. 9562

Debtor
Crestlloyd, LLC
c/o SierraConstellation Partners LLC
355 S. Grand Avenue Suite 1450
Los Angeles, CA 90071

Noreen A Madoyan
Office of the United States Trustee
915 Wilshire Blvd., Suite 1850
Los Angeles, CA 90017

Counsel For Receiver

Brutzkus Gubner Rozansky Seror
Weber LLP
David Seror/Jessica Wellington
21650 Oxnard Street, Suite 500
Woodland Hills, CA 91367

Los Angeles County Tax Collector
PO Box 54110
Los Angeles, CA 90054

County of Los Angeles
(MRCA-Brush Fire Clear'g Dist #1)
200 North Main Street, 16th Fl
Los Angeles, CA 90012

County of Los Angeles
(Wildlife Corridor and Open Space
Protection)
c/o SCI Consulting Group
4745 Mangels Blvd.
Fairfield, CA 94534

County of Los Angeles
(Local Fire Prevention, Water Quality
and Open Space Measure)
c/o SCI Consulting Group
4745 Mangels Blvd.
Fairfield, CA 94534

YOGI Securities Holdings, LLC
Steve Oshins, Authorized Agent
1645 Village Center Circle, Ste. 170
Las Vegas, NV 89131

Counsel to Hankey Capital
Jeffer Mangels Butler & Mitchell LLP
Neil C. Erickson
1900 Avenue of the Stars, 7th Floor
Los Angeles, CA 90067

Inferno Investment Inc.
Attn: Julien Remillard, President
4-95 Kandahar, Mont Tremblant
Quebec J8E 1E2, Canada

J&E Texture, Inc.
Francisco Gonzalez, CEO
181 Exter Way
Corona, CA 92882

Rolls Scaffold, Inc.
Michael Rolls, CEO
11351 County Dr. Ste B
Ventura, CA 93004

American Truck & Tool Rentals
Inc./American Rentals
c/o Caprenos Inc., Cindee Wood,
Authorized Agent
4345 Murphy Canyon Road #200
San Diego, CA 92123

Calgrove Rentals Inc.
Guadalupe Gomez, President
456 Glenoaks Blvd.
San Fernando, CA 91340

Hilldun Corporation
Jeffrey D. Kapelman, CEO
225 West 35th St.
New York, NY 10001

JMS Air Conditioning and Appliance
Services, Inc.
Yosi Hesica, CEO
7640 Burnet Ave.
Van Nuys, CA 91405

City of Los Angeles
Mike Feuer, City Attorney
City Hall East, Suite 800
Los Angeles, CA 90012

BMC West LLC
David Filtman, CEO
4800 Falls of Neuse Rd., Ste. 400
Raleigh, NC 27609

Powertek Electric, Inc.
Mike Moshrefi, CEO
28364 S, Western Ave. #414
Rancho Palos Verdes, CA 90275

Kennco Plumbing, Inc.
Robert L. Kennedy, Jr., CEO
21366 Placerita Canyon Rd.
Newhall, CA 91321

Parquet By Dian
Dima Efros, CEO
16601 S. Main St.
Gardena, CA 90248

YOGI Securities Holdings, LLC
c/o Daniel Wiesel, Esq.
Wolf, Rifkin, Shapiro, Schulman &
Rabkin, LLP
11400 W. Olympic Blvd., 9th Fl.
Los Angeles, CA 90064-1582

County of Los Angeles (Wildlife Corridor
and Open Space Protection)/Clerk of the
Governing Board, Mountains Recreation
& Conservation Authority
5750 Ramirez Canyon Road
Malibu, CA 90265

County of Los Angeles
(Local Fire Prevention, Water Quality
and Open Space Measure)
Conejo Recreation and Park District
403 W Hillcrest Drive
Thousand Oaks, CA 91360

Calgrove Rentals Inc.
21627 Roscoe Bl.
Canoga Park, CA 91304

American Truck & Tool Rentals
Inc./American Rental
Tom Murray, CEO and President
88 W. Victoria St.
Long Beach, CA 90805

Buchalter, APC
Jeffrey S. Wruble
1000 Wilshire Blvd., Suite 1500
Los Angeles, CA 90017

BMC West LLC
3250 N. San Fernando Rd.
Los Angeles, CA 90065

Kennco Plumbing, Inc.
Robert L. Kennedy, Jr., CEO
26575 Ruether Ave.
Santa Clarita, CA 91350

Los Angeles County Tax Collector
PO Box 54018
Los Angeles, CA 90054

Los Angeles County Tax Collector
225 N. Hill Street # 1
Los Angeles, CA 90012

SHULMAN BASTIAN FRIEDMAN &
BUI LLP
Ryan D. O'Dea
100 Spectrum Center Drive, Ste. 600
Irvine, CA 92618

MIKE FIELDS BRONZES LLC
2715 E. 36TH, APT 6203
SPOKANE, WA 99223

In re Crestlloyd, LLC
Utility Service List
File No. 9562

LA DWP
Acct: 742-331-2228
Acct: 039-675-3615
PO Box 30808
Los Angeles, CA 90030

LA DWP
Acct: 742-331-2228
Acct: 039-675-3615
PO Box 515407
Los Angeles, CA 90051-6707

City of Los Angeles Department of
Water and Power
111 N. Hope St.
Los Angeles CA 90012

City of Los Angeles Department of
Water and Power – West LA
1394 S. Sepulveda
Los Angeles CA 90025

L.A. DWP – Bankruptcy Unit
PO Box 51111
Los Angeles, CA 90051

Levene, Neale, Bender, Yoo & Golubchik LLP
2818 La Cienega Avenue
Los Angeles, CA 90034-2645

Los Angeles Division
255 East Temple Street,
Los Angeles, CA 90012-3332

Alvandi Law Group, P.C.
Gil Alvandi
2955 Main St. Suite 110
Irvine, CA 92614-2527

American Truck & Tool Rentals Inc.
Tom Murray, CEO and President
88 W. Victoria St.
Long Beach, CA 90805-2157

BMC West LLC
3250 N. San Fernando Rd.
Los Angeles, CA 90065-1415

BMC West LLC
David Filtman, CEO
4800 Falls of Neuse Rd., Ste. 400
Raleigh, NC 27609-8142

Biabani & Associates, Inc.
1600 Sawtelle Bl #104
Los Angeles, CA 90025-3197

Bradford Sheet Metal
4164 Sopp Road
Mojave, CA 93501-7196

Branden Williams
257 N. Cannon Dr., 2nd Fl.
Beverly Hills, CA 90210-4361

Brunswick Corp.
26125 N. Riverwoods Blvd.
Ste 500
Lake Forest, IL 60045-4811

Brutzkus Gubner
David Seror
21650 Oxnard St., Suite 500
Woodland Hills, CA 91367-4911

Buchalter, APC
Jeffrey S. Wruble
1000 Wilshire Blvd., Suite 1500
Los Angeles, CA 90017-1730

C.G.S. Custom Glass Specialists
4536 Ish Drive
Simi Valley, CA 93063-7666

CAD Stone Works Inc.
4533 Van Nuys Bl. #201
Sherman Oaks, CA 91403-2950

Calgrove Rentals Inc.
21627 Roscoe Bl.
Canoga Park, CA 91304-4159

Calgrove Rentals Inc.
Guadalupe Gomez, President
456 Glenoaks Blvd.
San Fernando, CA 91340-1833

Caprenos Inc.
Cindee Wood Authorized Agent
4345 Murphy Canyon Road #200
San Diego, CA 92123-4362

Carcassone Fine Homes, LLC
c/o Hamid R. Rafatjoo
1800 Avenue of the Stars, 12th Fl.
Los Angeles, CA 90067-4201

Centurion Air, LLC
13932 Arrow Creek Road
Draper, UT 84020-9295

City of Los Angeles
Mike Feuer, City Attorney
City Hall East, Suite 800
Los Angeles, CA 90012

Clerk of the Governing Board,
Mount. Rec. & Cons. Auth.
5750 Ramirez Canyon
Malibu, CA 90265-4474

Compass
Aaron Kirman
9378 Wilshire Blvd. #200
Beverly Hills, CA 90212-3167

Conejo Recreation and Park District
403 W. Hillcrest Drive
Thousand Oaks, CA 91360-4223

County of Los Angeles
Local Fire Prevention Measure
4745 Mangels Blvd.
Fairfield, CA 94534-4175

County of Los Angeles
MRCA-Brush Fire Clear g Dist #1
200 North Main Street, 16th Fl
Los Angeles, CA 90012-4110

County of Los Angeles
Wildlife Corridor and Protection
4745 Mangels Blvd.
Fairfield, CA 94534-4175

Creative Art Partners
6542 Hayes Dr.
Los Angeles, CA 90048-5320

Dennis Palma
146 Beach Way
Monterey, CA 93940-3436

Department of Water and Power,
City of Los Angeles
Attn: Bankruptcy
P. O. Box 51111
Los Angeles, CA 90051-5700

Draken Private Security
Jaime Salanga
633 West 5th St.
Los Angeles, CA 90071-2005

Draken Security
8225 Encino Ave
Northridge, CA 91325-4313

Employment Development Dept.
Bankruptcy Group MIC 92E
P.O. Box 826880
Sacramento, CA 94280-0001

FRANCHISE TAX BOARD
BANKRUPTCY SECTION MS A340
PO BOX 2952
SACRAMENTO CA 95812-2952

Franchise Tax Board
Bankruptcy Section, MS: A-340
P.O. Box 2952
Sacramento, CA 95812-2952

Frontier Communications Corporation
401 Merritt 7
Norwalk, CT 06851-1069

Hankey Capital, LLC
Attn: Eugene M. Leydiker
4751 Wilshire Blvd. #110
Los Angeles, CA 90010-3838

Hilldun Corporation
Jeffrey D. Kapelman, CEO
225 West 35th St.
New York, NY 10001-1910

Hilldun Corporation
c/o Brutzkus Gubner
Attn: Jerrold L Bregman
5445 DTC Parkway Ste 825
Denver CO 80111-3190

Hilton & Hyland Real Estate
257 North Ca on Drive
Beverly Hills, CA 90210-4361

Inferno Investment Inc.
Julien Remillard, President
4-95 Kandahar, Mont Tremblant
Quebec J8E 1E2 Canada

Inferno Investment, Inc.
c/o Smiley Wang-Ekvall, LLP
3200 Park Center Drive, Suite 250
Costa Mesa, CA 92626-7234

Internal Revenue Service
P.O. Box 7346
Philadelphia, PA 19101-7346

Italian Luxury Design
4 NE 39 St.
Miami, FL 33137-3630

Italian Luxury Group, LLC
c/o Gregory J. Morrow, Esq.
10401 Wilshire Boulevard, Suite 1102
Los Angeles, CA 90024-4609

J&E Texture, Inc.
Francisco Gonzalez, CEO
181 Exeter Way
Corona, CA 92882-8502

JMBM LLP
Neil C. Erickson
1900 Avenue of the Stars, 7th Fl.
Los Angeles, CA 90067-4308

JMS Air Conditioning
and Appliance Services, Inc.
7640 Burnet Ave.
Van Nuys, CA 91405-1005

JOHN A. BELCHER
150 E. COLORADO BLVD., SUITE 215
PASADENA, CA 91105-3758

Jabs Pools and Spas, LLC
8055 Matilija Ave.
Panorma City, CA 91402-6126

Jesus Agudelo
aka Jesus Columbia
944 Airole Way
Los Angeles, CA 90077-2602

Jose Napoleon Garcia
1525 N. Detroit St., #5
Los Angeles, CA 90046-3233

KN Coating
201 E. Tamarack Ave
Inglewood, CA 90301-2714

Kazemi & Associates Constructors
11901 Santa Monica Blvd #800
Los Angeles, CA 90025-2767

Kennco Plumbing, Inc.
Robert L. Kennedy, Jr., CEO
21366 Placerita Canyon Rd.
Newhall, CA 91321-1846

Kennco Plumbing, Inc.
 Robert L. Kennedy, Jr., CEO
 26575 Ruether Ave.
 Santa Clarita, CA 91350-2622

LA DPD
 Main Document Page 15 of 21
 P.O. Box 30808
 Los Angeles, CA 90030-0808

(p) LOS ANGELES COUNTY TREASURER AND TAX COLLE
 ATTN BANKRUPTCY UNIT
 PO BOX 54110
 LOS ANGELES CA 90054-0110

Made by TSI, Inc.
 1840 Jefferson Ave., Apt 303
 Miami Beach, FL 33139-2461

Made by TSI, Inc.
 888 Biscayne Blvd #209
 Miami, FL 33132-1588

Martin Aguirre
 112 1/2 North 20th St.
 Montebello, CA 90640-4041

Martin Aguirre
 c/o Nathan D. McMurry
 8050 N. Palm Ave. Ste. 300
 Fresno, CA 93711-5510

Michael Pyle LLC dba Centurion LV
 13932 Arrow Creek Rd
 Draper, UT 84020-9295

Midland Contractors, Inc.
 Po Box 8312
 Van Nuys, CA 91409-8312

Mike Fields Bronzes LLC
 2715 E 36th Ave Apt 6203
 Spokane, WA 99223-4593

Moises Lopez
 141 S. Ave. 55 Apt. 40
 Los Angeles, CA 90042-4635

Nile Miami
 c/o Hamid R. Rafatjoo
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 Los Angeles, CA 90067-4201

Parker Resnik
 Structural Engineering
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 Los Angeles, CA 90025-5611

Parquet by Dian
 Dima Efros, CEO
 16601 S. Main Street
 Gardena, CA 90248-2722

Plus Development Group
 743 Seward St.
 Los Angeles, CA 90038-3566

Powertek Electric Inc.
 Mike Moshrefi, CEO
 28364 S. Western Ave. # 414
 Rancho Palos Verdes, CA 90275-1434

Powertek Electric, Inc.
 Hart Kienle Pentecost
 4 Hutton Centre Drive, Suite 900
 Santa Ana, CA 92707
 Santa Ana, CA 92707-8713

Pro-Pest, Inc.
 P.O. Box 3868
 Valley Village, CA 91617-3868

Public Insurance Agency Inc.
 10941 W. Pico Bl.
 Los Angeles, CA 90064-2117

Public Occurrences, LLC
 15821 Ventura Blvd. #265
 Encino, CA 91436-2941

Rolls Scaffold, Inc.
 Michael Rolls, CEO
 11351 County Dr. Ste B
 Ventura, CA 93004-3559

SHULMAN BASTIAN FRIEDMAN & BUI LLP
 Ryan D. O'Dea
 100 Spectrum Center Drive, Ste. 600
 Irvine, CA 92618-4969

Santos Gerardina Garcia
 509 Union Drive Apt. #206
 Los Angeles, CA 90017-1526

Showroom Interiors LLC
 8905 Rex Road
 Pico Rivera, CA 90660-3799

SierraConstellation Partners LLC
 355 S. Grand Avenue, Suite 1450
 Los Angeles, CA 90071-3152

(p) CALIFORNIA STATE BOARD OF EQUALIZATION
 ACCOUNT REFERENCE GROUP MIC 29
 P O BOX 942879
 SACRAMENTO CA 94279-0029

The Beverly Hills Estates, Inc.
 Branden Williams
 8878 Sunset Blvd., West
 West Hollywood, CA 90069-2108

The Vertex Companies, Inc.
 12100 Wilshire Blvd 8th floor
 Los Angeles, CA 90025-7120

The Vertex Companies, Inc.
 147 W. 35th St., 19th Fl.
 Long Island City, NY 11101

The Vertex Companies, Inc.
400 Libbey Parkway
Weymouth MA 02189-3134

Uni-Major-On Location Inc.
8033 West Sunset Blvd. #569
Los Angeles, CA 90046-2401

United States Trustee (LA)
915 Wilshire Blvd, Suite 1850
Los Angeles, CA 90017-3560

Universal Television, LLC
100 Universal City Plaza
Universal City, CA 91608-1002

Vesta aka Showroom Interiors, LLC
8905 Rex Road
Pico Rivera, CA 90660-3799

Vista Sotheby's Int'l. Realty
Chris Adlam
16 Malaga Cove Plaza
Palos Verdes Peninsula, CA 90274-1306

West Coast Gates
339 Isis Ave.
Inglewood, CA 90301-2007

West Valley Green Landscaping, Inc.
14761 Tupper St.
Panorama City, CA 91402-1222

Westcoast Gate & Entry Systems, LLC
339 Isis Ave
Inglewood CA 90301-2007

Westside Estate Agency
Kurt Rappaport
210 North Canon Dr.
Beverly Hills, CA 90210-5302

YOGI Securities Holdings, LLC
Steve Oshins, Auth. Agent
1645 Village Center Cir., Ste. 170
Las Vegas, NV 89134-6371

Yaly Martinez Arrazola
11804 Kiowa Avenue
Apt 4
Los Angeles, CA 90049-6024

Yvonne Miami
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Los Angeles, CA 90077-3822

David B Golubchik
Levene, Neale, Bender, Yoo & Golubchik L
2818 La Cienega Avenue
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Lindsey L Smith
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2818 La Cienega Ave
Los Angeles, CA 90034-2645

Todd M Arnold
Levene, Neale, Bender, Yoo & Golubchik L
2818 La Cienega Avenue
Los Angeles, CA 90034-2645

The preferred mailing address (p) above has been substituted for the following entity/entities as so specified by said entity/entities in a Notice of Address filed pursuant to 11 U.S.C. 342(f) and Fed.R.Bank.P. 2002 (g) (4) .

Los Angeles County Tax Collector
225 N. Hill Street # 1
Los Angeles, CA 90012

(d) Los Angeles County Treasurer and Tax Colle
Attn: Bankruptcy Unit
PO Box 54110
Los Angeles, CA 90054-0110

State Board of Equalization
Acct. Analysis & Control MIC 29
POB 942879
Sacramento, CA 94279

The following recipients may be/have been bypassed for notice due to an undeliverable (u) or duplicate (d) address.

(u) Concierge Auctions, LLC

(u) Courtesy (NEF)

(u) Hilldun Corporation

(u)Yogi Securities Holdings, LLC

(u)Simone Giovanni Cenedese
Murano s.a.s
Calle Bertolini, 6, Murano, Venezia

(u)Andre Mario Smith

(u)Edward Roark Schwagerl

(u)Theodore Lanes

End of Label Matrix	
Mailable recipients	106
Bypassed recipients	11
Total	117

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is 2818 La Cienega Avenue, Los Angeles, CA 90034.

A true and correct copy of the foregoing document entitled **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On **March 9, 2022**, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

- Kyra E Andrassy kandrassy@swelawfirm.com, lgarrett@swelawfirm.com; gcruz@swelawfirm.com; jchung@swelawfirm.com
- Todd M Arnold tma@lnbyg.com
- Jerrold L Bregman jbregman@bg.law, ecf@bg.law
- Marguerite Lee DeVoll mdevoll@watttieder.com, zabrams@watttieder.com
- Danielle R Gabai dgabai@danninggill.com, dgabai@ecf.courtdrive.com
- Thomas M Geher tmg@jmbm.com, bt@jmbm.com; fc3@jmbm.com; tmg@ecf.inforuptcy.com
- David B Golubchik dbg@lnbyg.com, stephanie@lnbyb.com
- James Andrew Hinds jhinds@hindslawgroup.com; mduran@hindslawgroup.com
- Robert B Kaplan rbk@jmbm.com
- Jane G Kearl jkearl@watttieder.com
- Jennifer Larkin Kneeland jkneeland@watttieder.com, zabrams@watttieder.com
- Michael S Kogan mkogan@koganlawfirm.com
- Noreen A Madoyan Noreen.Madoyan@usdoj.gov
- Ryan D O'Dea rodea@shulmanbastian.com, lgauthier@shulmanbastian.com
- Sharon Oh-Kubisch sokubisch@swelawfirm.com, gcruz@swelawfirm.com; 1garrett@swelawfirm.com; jchung@swelawfirm.com
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- Victor A Sahn vsahn@sulmeyerlaw.com, pdillamar@sulmeyerlaw.com; pdillamar@ecf.inforuptcy.com; vsahn@ecf.inforuptcy.com; cblair@sulmeyerlaw.com; cblair@ecf.inforuptcy.com
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- David Seror dseror@bg.law, ecf@bg.law
- Zev Shechtman zshechtman@DanningGill.com, danninggill@gmail.com; zshechtman@ecf.inforuptcy.com
- Mark Shinderman mshinderman@milbank.com, dmuhrez@milbank.com; dlbatie@milbank.com
- Lindsey L Smith lls@lnbyb.com, lls@ecf.inforuptcy.com
- United States Trustee (LA) ustpregion16.la.ecf@usdoj.gov
- Jessica Wellington jwellington@bg.law, ecf@bg.law
-

2. SERVED BY UNITED STATES MAIL: On **March 9, 2022**, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

1
2 Service information continued on attached page

3 **3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR**
4 **EMAIL** (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR,
5 on **March 9, 2022**, I served the following persons and/or entities by personal delivery, overnight mail
6 service, or (for those who consented in writing to such service method), by facsimile transmission and/or
7 email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight
8 mail to, the judge will be completed no later than 24 hours after the document is filed.

9 Service information continued on attached page

10 I declare under penalty of perjury under the laws of the United States of America that the foregoing is
11 true and correct.

12

March 9, 2022	Damon Woo	<i>/s/ Damon Woo</i>
<i>Date</i>	<i>Type Name</i>	<i>Signature</i>

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